

A R T I C L E 1

Title, Intent, Authority

ARTICLE 1

TITLE, INTENT, AUTHORITY

101 TITLE

Regulations establishing the minimum requirements for the design standards of subdivisions; for the surveying and platting requirements thereof; providing for certain preliminary and final plat requirements, and for the submission, review, and approval of same; for the recording of the final plat; defining certain terms used herein; providing for the administration and enforcement and the penalties for violation thereof; providing for the means of adoption and amendment; repealing all subdivision regulations, resolution, ordinances, and/or codes in conflict herewith.

The regulations shall be known as the: **Subdivision Regulations of the City of Collegedale.**

102 INTENT OF REGULATIONS

It is hereby declared to be the policy of Collegedale to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of the Collegedale Municipal Planning Commission pursuant to the General Plan of Collegedale for orderly, planned, efficient, and economical development.

Land to be subdivided should be of such character that it can be used safely for building or other purposes without danger to health or peril from fire, flood, or other menace.

It is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, zoning ordinances, the General Plan, and capital budget and program of Collegedale.

103 PURPOSE

The regulations are adopted to provide for the harmonious development of Collegedale, for the coordination of streets within the subdivided land with other existing or planned streets, or with the state or regional plan or with the plans of municipalities in or near the region; for adequate open spaces for traffic, light, air and recreation; for the conservation of or production of adequate transportation, water, drainage, and sanitary facilities; for the avoidance of population congestion; for the avoidance of such scattered or premature subdivision of land as would involve danger or injury to health, safety or prosperity by reason of the lack of water supply, drainage, transportation or other public services or would necessitate an excessive expenditure of public funds for the supply of such services; and for the requirements as to the extent to which and the manner in which streets shall be graded and improved and water and sewer and other utility mains, piping, connections or other facilities shall be installed or bonded as conditions precedent to the approval of the plat.

104 AUTHORITY

The authority for these regulations has been established by virtue of the powers vested by the State of Tennessee TCA Sections 13-4-301 through 13-4-309.

PUBLIC OPEN SPACES

In accordance with the provisions of TCA Section 13-4-301 (1) (Public Acts of Tennessee, 1935) as amended, the provisions of these regulations shall be administered by the Collegedale Municipal Planning Commission.

The Planning Commission does hereby exercise the power and authority to review, approve, and disapprove plats for the subdivision of land which show lots, blocks, or sites with or without new streets or highways.

Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision in an exercise of valid policy power delegated by the State to the Municipal Planning Commission in TCA 13-4-302. The developer has the duty of compliance with reasonable conditions laid down by the Planning Commission for design, dedication, improvement, and restrictive use of the land so as to conform to the physical and economic development of Collegedale and to the safety and general welfare of the future lot owners in the subdivision and the community at large.

105 JURISDICTION

These subdivision regulations shall apply to all subdivision of land, as defined herein, located within Collegedale. For the purpose of these regulations, "Subdivision" means "the division of a tract or parcel of land into two (2) or more lots, sites, or other divisions requiring new street or utility construction, or any division of less than five (5) acres for the purpose, whether immediate or future, of sale or building development, and includes resubdivision and when appropriate to the context, relates to the process of subdividing or to the land or area subdivided."

ARTICLE 2

Definitions

ARTICLE 2

DEFINITIONS

201 WORDS AND PHRASES

For the purpose of these regulations, certain terms, words, and phrases are defined as follows:

- (a) Words with a masculine gender include the feminine gender.
- (b) Words used in the future tense include the present.
- (c) Words in the present tense include the future.
- (d) Words in the singular include the plural.
- (e) Words in the plural include the singular.
- (f) The word “may” is permissive.
- (g) The word “shall” is mandatory.
- (h) The words “ordinance” and “regulations” are used interchangeably.
- (i) The word “person” includes a firm, association, corporation, organization, partnership, trust, company, and an unincorporated association of persons such as club, as well as an individual.
- (j) The words “used” or “occupied” as applied to any land or building shall be construed to include the words “intended, arranged, or designed to be used or occupied.”

Applicant: The owner of land proposed to be subdivided, or his representative. Consent shall be required from the legal owner of the premises.

Block: A parcel of land that is normally bounded by streets or bounded by streets and the exterior boundary of a subdivision.

Base Flood: The flood having a one percent chance of being equaled or exceeded in any given year--commonly referred to as the ‘100-Year Flood.’ (See also, ‘High Water Stage’).

Bond: Any form of security (including a cash bond, surety bond, cashier’s check, collateral, property, or instrument of credit) in an amount and form satisfactory to the City for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider’s agreement.

Building Inspector or Official: A qualified inspector from the Collegedale Building inspection's Office who is designated to enforce the Zoning Ordinance.

City Engineer: The licensed engineer designated by the City of Collegedale to furnish engineering assistance for the administration of these regulations, usually given the title "City Engineer."

Construction Plans: Design plans that are supplemental to the preliminary and final plats that are for the purpose of establishing the design for the actual construction of infrastructure improvements to a subdivision.

Corrective/Revised Plat: A plat used to record minor changes to a recorded plat. Minor changes include minor shifting of lot lines, addition or changing of easements, and/or changes in notations on the original recorded plat. (Amended 8/11/03)

Cul-de-sac Street: A local street with one (1) end open to traffic and the other end terminating in a vehicular turnaround.

Cul-de-sac, Short. A local street abutting ten (10) or less dwelling units with one (1) end open to traffic and the other end terminating in a vehicular turnaround with the street open to traffic being five hundred (500) feet or less.

Deed Restrictions: A private covenant among the residents of a subdivision or development limiting the use or conditions within the subdivision or development.

Developer: Any individual, subdivider, firm, association, syndicate, partnership, corporation, trust, or any other entity commencing proceedings under these regulations to affect a subdivision of land hereunder for himself or for another.

Easement: Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

Easement, Drainage: (Amended 7/14/08) A perpetual, unobstructed easement across a property reserved to carry surface water drainage along specified routes to natural water courses. Drainage easements shall not be filled or built upon in any way that will impede the flow of surface water (refer to Article 4, Design Standards, Section 4.07 for design requirements). It is the responsibility of the property owner to maintain the drainage easement for its intended use.

Easement, Permanent: A recorded permanent easement which provide access to a publicly accepted municipal or county street. Such permanent easement shall be open to public safety access and utility access.

Easement, Power and Communication: An easement for the installation, operation, inspection, maintenance, repair or replacement of underground, ground level or overhead electric

power, telephone, cable t.v. and other communication lines, cables, poles, anchors, ditches, pipes, duct, structures, manholes, etc., and the appurtenances thereto belonging.

Easement, Utility: An easement for the installation, operation, inspection, maintenance, repair or replacement of the public utility lines, cables, poles, ditches, pipes, manholes, etc., and the appurtenances thereto belonging.

Engineer: Any person registered to practice professional engineering in Tennessee by the State Board of Examiners for Architects and Engineers.

Final Plat: A subdivision plat prepared in accordance with the provisions herein, in which said plat is designed to be placed with the County Registrar after approval by the Planning Commission.

Flag Lot: An interior lot located to the rear of another lot but with a narrow portion of the lot extending to the street. The narrow portion of the lot that extends to the street shall be suitable for ingress and egress.

Flood, 100-Year: (Base Flood Elevation) The flood having a one percent chance of being equaled or exceeded in any given year as defined by Federal Emergency Management Administration. The boundaries and general elevations of the 100 year flood are shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Administration.

Floodway Zone: The channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood (100 year flood) without increasing the water surface elevation.

Geologic Survey: Involves study of the bedrock, regolith, and groundwater. Requires a detailed mapping of the rock strata and structural relationships of these units. Also, may include nature and significance of possible metallic and non-metallic mineral deposits.

Grade: The slope of a street, or the ground, specified in percentage (%) terms.

Health Department and Health Officer: The agency and person designated by the Governing Body to administer the health regulations of Hamilton County and of the State of Tennessee.

Improvements: Street pavement or resurfacing, curbs, gutters, sidewalks, water lines, storm drains, street lights, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites.

Lot: A parcel of land or any combination of several lots of record, occupied or intended to be occupied by a principal building or building group as permitted in the applicable zoning ordinance or regulation, together with their accessory building or uses and such access, yards, and other open spaces as required in these regulations and the applicable zoning ordinance. If

on-site waste disposal systems are used, the lot must be capable of sustaining such a disposal system within the limits of the particular lot.

Lot Area: The area bounded by the lot lines of a lot with the following exception: for lots served by septic tanks; drainageways and/or easements and the area separated from the main portion of a lot by a drainageway, or drainage easement.

Lot Measurements: Lots shall be measured and their dimensions calculated as given below.

Lot Frontage: The width of the lot measured at (a) the required front yard set-back line, or (b) in the case of a flag lot, the narrowest part not in that narrow part that extends to a street.

Lot Width: The width of the lot measured along a straight line between side lot lines (generally parallel to the street) and measured at: (a) the rear of the front yard required by the local zoning regulations, or (b) the building setback lines as shown on the plat.

Lot Depth: The depth of the lot measured along a straight line(s) perpendicular to the street and measured from the street right-of-way to the rear of the lot in accordance with the most applicable of the following conditions:

- (a) for rectangular lots; the length of the side lot line;
- (b) for lots that are generally rectangular or trapezoidal, except where either side lot line is less than fifty (50) feet; the average of the depths to the rear lot corner;
- (c) lots that are generally rectangular, or trapezoidal where one side lot line is less than fifty (50) feet, or triangular; the average of the depth of the long side lot line and the length of a line perpendicular to the street but seventy-five (75) feet away from side measured above. (Note: the lot width must be at least seventy-five (75) feet to make this measurement.)
- (d) Lots with irregular front or rear lot lines; the average of the shortest side lot line and a line to the portion of the rear lot line that is closest to the street.
- (e) Flag lots; the depth of the major part of the lot, as measured above, but excluding the narrow portion of the lot that extends to the street.

Lot of Record: A designated tract of land as shown on a recorded plat or tax map on record in the Registrar's Office or the Assessor of Property's Office prior to the passage of the Zoning Ordinance.

Lot Types: Terminology used in these regulations with reference to corner lots, interior lots, and through lots, and reversed frontage lots is as follows:

- (a) **Corner Lot:** A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees.
- (b) **Interior Lot:** A lot other than corner lot with only one frontage on a street.
- (c) **Through Lot:** A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.
- (d) **Reversed Frontage Lot:** A lot on which frontage is at right angles to the general pattern in the area. A reversed lot may also be a corner lot.

Major Subdivision: Any division of land consisting of six (6) or more lots that meets the state definition and involves the extension of any additional streets and/or utilities.

Minor Arterials: This system should interconnect with and augment the urban principal arterial system and provide service to trips of moderate length at a somewhat lower level of travel mobility than principal arterials. These facilities place more emphasis on land access than the higher system. Minor arterials, ideally, do not penetrate identifiable neighborhoods.

Minor Subdivision: Any division of land consisting of five (5) or fewer lots that has no new street construction and no additional utility extensions. Any replat of property or any correctional plat are also included.

Monuments: Permanent concrete or iron markers used to establish definitely all lines of the plat of a subdivision, including all lot corners, boundary lines, corners, and points of change in street alignment.

Offer of Dedication: The act of granting land or streets to an entity, such as the government, association, person, etc. The offer of dedication shall not constitute the acceptance of such land or streets by the City of Collegedale, association, or person.

Ordinance: Any legislative action, however denominated, by the City of Collegedale, which has the office of law, including any amendment or repeal of any ordinance.

Owner: Any person, group of persons, firm or firms, corporation or corporations or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be subdivided under these regulations.

Planning Commission: The Collegedale Municipal Planning Commission, created in accordance with Tennessee Code Annotated 13-4-101.

DEFINITIONS

Plat: The map, plan, or drawing on which the developer's plan of a subdivision of property is presented to the Planning Commission for approval and, after such approval, to the Register of Hamilton County for recording. "Plat" includes plat, plan, plot or replot.

Preliminary Plat: An initial first design plat which indicates the proposed layout of a subdivision of property, in which said plat is for review by the Planning Commission and its staff.

TYPES OF LOTS

Principal Arterials: Significant intra-area travel; such as between central business districts and outlying residential areas, between minor inner city communities, or between major suburban centers should be served by this system. Principal arterials are not restricted to controlled access routes. For principal arterials, the concept of service to abutting land should be subordinate to the provision of travel service to major traffic movement.

Reserve Strip: A remnant of land created by the subdivision of contiguous land.

Resubdivision: A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map, or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Right-of-way: A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use. The usage of the term “right-of-way” for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions of areas of such lots or parcels. Right-of-way intended for streets, crosswalks, trees, or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the Plat on which such right-of-way is established.

R.O.H.C.: Register’s Office of Hamilton County.

Setback Line: A line established by the subdivision regulations and/or zoning ordinance, generally parallel with and measured from the lot line, defining the limits of a yard in which no building, other than accessory building, or structure may be located above ground, except as may be provided in said codes.

Street: Any public right-of-way designed for vehicular movement, except alleys, dedicated to and accepted by the local government. “Street” includes the full width of the right-of-way between property lines as well as the traveled portion thereof. “Street” includes “road,” “highway” or any other designation of a public right-of-way designed for vehicular movement.

Street, Dedicated: A street shown on a subdivision plat which has been dedicated to the City of Collegedale, but which has not yet been accepted by the local government.

Street Collector: This system provides both land access and traffic circulation within residential neighborhoods as well as commercial/industrial areas. It differs from the arterial system in that facilities on the collector system may penetrate through the area to the ultimate destination. In the central business district (CBD), and in other areas of like development and traffic density, the collector system may include the street grid which forms a logical entity for traffic circulation.

Street, Frontage: A street adjacent to a freeway or a major arterial, separated there from by a median, and providing ingress and egress from abutting property.

WHAT IS A SUBDIVISION

SETBACKS AND YARDS

ROAD TYPES

Street, Local: The local street system comprises all facilities not on one of the higher system. It serves primarily to provide direct access to abutting land and access to the higher order systems. it offers the lowest level of mobility and through traffic movement usually is deliberately discouraged.

Street Pattern: All subdivisions shall provide for convenient access and circulation. No lot in each unit or phase of a subdivision may be more than 1,300 feet from a potential school bus route that does not require school buses to back up. This shall be accomplished by one or more of the following:

- (a) Looped street patterns
- (b) Turn-around designed for school buses at “midpoint” in long cul-de-sacs, or
- (c) Cul-de-sac turn-arounds designed for school buses.

Subdivider: Any person who (1), having an interest in land, causes it, direct or indirectly to be divided into a subdivision or who (2), directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises for sale, lease, or development, any interest, not parcel site, unit, or plat in a subdivision, or who (3) engages directly or through an agency in the business of selling, leasing, developing, or offering for sale, lease or developing a subdivision or any interest, lot parcel site, unit, or plat in a subdivision, and who (4) is directly or indirectly controlled by, or under direct, or indirect common control with any of the foregoing.

Surveyor: A land surveyor properly licensed and registered in the State of Tennessee.

Surveyor/Engineer: Any person registered to practice professional engineering in the State of Tennessee and also licensed and registered to practice land surveying in the State of Tennessee.

Utility, Public: A public utility is a business, organization, or government entity which is regularly supplying the public with some commodity or service to include, but not be limited to, such commodities or services as natural gas, electricity, water, telephone, sewage collection, cable television, etc., which requires the extension of lines, poles, cables, wires, pipes, etc., to individual buildings, and which is being regulated for the public convenience and necessity by Federal, State, or local government.

Zoning Ordinance: The Zoning Ordinance of the City of Collegedale, TN.

APPROVED TURNAROUNDS

ARTICLE 3

General Provisions

ARTICLE 3

GENERAL PROVISIONS

301 GENERAL PRINCIPLES

Any person desiring to subdivide any lot, tract or parcel of land, or to change or rearrange any line dividing two or more lots, tracts or parcels of land within the corporate limits of Collegedale, shall comply with the procedures established in these regulations.

The developer or surveyor or surveyor/engineer is urged to consult with city staff in the earliest concept stages of development to get advice concerning zoning regulations, flood regulations, the General Plan, etc. affecting the site and subdivision procedures. All subdivision of land and all developments or improvements of any character which affect drainage in any part of the City will be subject to the provisions of the Collegedale Stormwater Management Ordinance.

The Health Department may require a soil study for any subdivision that is not proposed to be connected to a sanitary sewer system. The developer or surveyor or surveyor/engineer shall be responsible for consulting with the Health Department for compliance with their requirements.

302 FEES FOR PROCESSING PLATS

The Planning Commission shall require the collection of a plat filing fee for each subdivision plat submitted for review. Such a fee shall be for the purpose of providing for design engineering review and site inspections to assure compliance with these regulations. The fee schedule shall be established on an annual basis by the Collegedale City Commission as part of the City's normal budget process.

303 MAJOR SUBDIVISION (Amended 06-07-01)

The developer or surveyor shall submit seven (7) printed copies of the preliminary plat and eight (8) printed copies of the final plat to the Hamilton County GIS Department along with the computer aided drafting (CAD) file used to produce the plat. The deadline for submittal of both the preliminary and final plat is fourteen (14) business days prior to the second Monday of each month at which the preliminary and final plat is to be acted upon by the Collegedale Municipal Planning Commission.

The Planning Commission will act to approve, deny, defer or conditionally approve the preliminary and final plats. The developer or the subdivision surveyor or engineer/surveyor shall be present at the planning commission meeting where their plat is being considered.

The Planning Commission cannot defer action on a subdivision unless the developer has agreed to such a deferral.

Approval of the Preliminary Plat does not constitute approval of the subdivision, nor does it guarantee approval of the final plat. Approval of the preliminary plat indicates general approval

of design including the arrangement of streets, lots, and drainage as a guide to the preparation of the final plat.

After the approval of the preliminary plat, and the developer's submission of construction plans once approved by city staff, the developer may start construction of the streets and other improvements.

The Planning Commission may deny a plat for any of the following reasons:

- (a) failure of the plat to conform to the standards set out in these regulations,
- (b) approval of the plat would be detrimental to the public safety, health, or general welfare,
- (c) approval of the plat would not be in the best interest of the local government.

304 MINOR SUBDIVISION (Amended 09-09-02)

A. Minor Subdivision A-Plat Procedure

Whenever a proposed subdivision contains five (5) or fewer lots with no new street construction and no new utility extensions, a preliminary plat will not be required. The developer or surveyor shall submit eight (8) printed copies of the final plat to the Hamilton County GIS Department along with the computer aided drafting (CAD) file used to produce the plat. The deadline for submittal of the final plat shall be fourteen (14) business days prior to the second Monday of each month at which the final plat is to be acted upon by the Collegedale Municipal Planning Commission.

B. Minor Subdivision B (Simple Land Split)-Plat Procedure

For divisions of land into no more than two (2) lots, with no new street construction, and no new utility installations or extensions, approval may be endorsed in writing on the plat by the Secretary of the Collegedale Municipal Planning Commission, without the approval of the entire Planning Commission, provided that upon review and certification by the Planning Commission staff that the proposed minor subdivision complies with the Collegedale subdivision regulations. The developer or surveyor shall submit four (4) printed copies of the final plat to the Hamilton County GIS Department along with the computer aided drafting (CAD) file used to produce the plat. There shall be no deadline for submittal of the minor subdivision B final plat.

Minor subdivision plats shall comply with all applicable specifications required in Article 7 of these regulations. All applicable signatures and certifications, except that of the Secretary of the Planning Commission, shall be obtained prior to submission of the minor subdivision plat.

305 SPECIAL REQUIREMENTS

The Planning Commission shall require that one copy of deed restrictions, protective covenants, and/or the document setting up a homeowners association that the developer proposes to impose on the subdivision be filed with the final plat.

The Planning Commission may require that a geologic survey be made of the subdivision and that the geologic survey be submitted to the Planning Commission staff before the Planning Commission proceeds with the review process.

306 MYLAR COPY OF THE FINAL PLAT (Amended 06-07-01)

All plats must have a mylar copy submitted to the Planning Commission staff. No other kind of copy will be accepted for recording. The mylar copy of the final plat for a subdivision is submitted after the Planning Commission has approved the final plat.

Before the City Manager or their designated representatives can sign the mylar they shall determine that the improvements have been installed and accepted in accordance with the final plat and with the standards of Collegedale; or that a performance bond has been posted in an amount adequate to ensure completion of the required improvements.

If all of the lots are served by existing, functioning public sanitary sewers or public sanitary sewers to be installed or bonded by the developer before the plat is recorded, the Health Department does not sign the mylar. If the above does not apply, the Health Department must sign the mylar before it can be recorded. If the Health Department must sign the mylar, then, before the Health Department can sign the mylar the Health Department Officer shall determine that all conditions necessary to protect the public health have been complied with, including, but not limited to, State Health Department regulations and the regulations of Hamilton County in relation to subsurface sewage disposal.

Before the Secretary of the Planning Commission can sign the mylar the Secretary shall determine that the mylar has been duly signed with all applicable signatures obtained, and the mylar is in conformance with the approved final plat.

307 PERFORMANCE BONDS (Amended 7/14/08)

If all the improvements have not been installed or completed and the developer wishes to record the mylar, the Planning Commission shall obtain final plat approval and may waive the requirement that the developer complete and dedicate all public improvements prior to the signing of the plat, and require the developer to post a corporate surety bond, cash bond, letter of credit or a cashier's check to the City of Collegedale in the amount as determined by the City Engineer, plus fifty (50) percent, which will be sufficient to secure the satisfactory construction, installation, and dedication of the uncompleted portion of the required improvements. A fee of \$250 is required for each bond request or bond amount adjustment. The performance bond shall also secure all lot improvements on the individual lots of the subdivision as required in these regulations and on the plat. Such performance bond shall comply with all statutory requirements as to form, sufficiency, and manner of execution as set forth in these regulations. The period within which required improvements must be completed shall be specified by the Planning Commission and shall be incorporated in the bond, and shall not in any event exceed two (2) years from date of final approval by the Planning Commission. The performance bond shall be released when the improvements are completed and accepted. Failure to perform in accordance with the minimum standards of these regulations will result in the revocation of the bond and the use of those funds for the required improvements in accordance with the applicable state statutes.

The corporate surety bond, cash bond, letter of credit or cashier check has to be acceptable to the City of Collegedale.

308 INSPECTION

It shall be mandatory that the developer schedule a Pre-Construction conference with the staff of the City of Collegedale after receiving approval of the Construction Plans and prior to the start of construction for all major subdivisions as defined within Article 2 of these regulations.(Amended 8/11/03)

The City shall be responsible for inspecting roads, drainage structures, drainageways or easements, etc., to assure proper completion and construction of all improvements in accordance with the plat and these regulations.

The City Manager may appoint such inspectors as he may desire. Inspection will be extended to all parts of the work and to the preparation and manufacture of the materials to be used. An inspector may be placed on the work to keep the City informed as to the progress of construction and the manner in which it is being done; also to call to the attention of the contractor any infringement upon the plans and specifications.

SUBDIVISION DESIGNS

The inspectors will have authority to reject defective material and to suspend any construction that is being improperly done. The inspectors will not be authorized to revise, alter, enlarge or relax the provisions of these regulations, nor will they be authorized to approve or accept any portion of the completed work not in accordance with plans and specifications. Failure to reject defective work or materials shall not in any way prevent later rejection when such defects are discovered, or obligate the Owner to final acceptance.

Where, in the opinion of the City Engineer, or called for in the specifications, tests of material shall be made by and at the expense of the Contractor unless otherwise provided. Tests, unless otherwise specified, are to be made in accordance with the latest standard methods of the American Society for Testing Materials. The Contractor shall provide such facilities as the City Engineer may require for collecting and forwarding samples, and shall not use the materials represented by the samples until tests have been made. The Contractor, in all cases, shall furnish the required samples without charge.

The Contractor shall furnish the City with every reasonable facility for ascertaining whether or not the work as performed is in accordance with requirements and intent of the approved Subdivision plans. If required by the City, the Contractor shall at any time before acceptance of the work, remove or uncover such portions of the finished work as may be directed for inspection. After inspection, the Contractor shall restore said portions of the work to the conditions required by the specifications. Any work done or materials used without suitable supervisions or inspection by the City may be ordered removed and replaced at the Contractor's expense. The City shall inspect the work of the contractor as soon as practical after adequate notice.

Work done without lines and grades having been given; work done beyond the lines or not in conformity with the grades shown on the plans or as given; work done without proper inspection will be done at the contractors risk and, at the City's option, may be rejected. Upon failure by the contractor to satisfactorily repair or to remove and replace, if so directed, rejected or condemned work or materials immediately after receiving notice from the City, the City shall, after giving written notice to the contractor, have the authority to reject the work.

The City shall make or cause to have made final inspection of all work in the contract or any portion thereof as soon as practicable after the work is completed and ready for acceptance. If the work is not acceptable to the City Engineer at the time of final inspection, he shall inform the contractor as to the particular defects to be remedied before final acceptance can be made.

309 EFFECT OF APPROVAL AND RECORDING OF FINAL PLATS (Amended 06-07-01)

Final approval, signing of the mylar, and recording of the plat in the Registrar's Office shall not be an acceptance by the public or the City of Collegedale of the offer of dedication of any street, or other public way, or open space shown upon the Final Plat.

GENERAL PROVISIONS

The effect of recording of the plat is for recording purposes only. Recording enables the developer to sell lots subject to existing zoning, and subdivision regulations.

ARTICLE 4

Design Standards

ARTICLE 4

DESIGN STANDARDS

401 GENERAL PRINCIPLES

Subdivisions should be planned to take advantage of the natural topography of the land to economize in the construction of drainage facilities, to reduce the amount of grading, to minimize the destruction of top soil and trees, and to preserve such natural features as water course, unusual rock formations, large trees, sites of historical significance, and other assets which, if preserved, will add attractiveness and value to the subdivision and community.

402 PUBLIC STREETS

Public streets shall be constructed and inspected in accordance with the provisions contained herein. It shall be the responsibility of the contractor to obtain City Inspection as specified. Mere notification to the city requesting inspection does not constitute automatic authority for the contractor to proceed. The City Inspector shall be present for the placement of base material and pavement surface.

402.1 Grading

Before grading is started, the areas between the proposed slopes shall be cleared of all trees, stumps, roots, weeds, logs, heavy vegetation, and other objectionable matter, and shall be grubbed to a depth below the proposed grade in cuts and the natural ground in fills so as to expose suitable subgrade. The objectionable matter shall be removed and disposed of in such a manner that it will not become incorporated within the fills, nor in any manner hinder proper operation of the storm drainage system.

All suitable material may be used in the construction of embankments or at any other place needed. If rock is encountered, it shall be removed to a depth of not less than 12 inches below the subgrade of the road bed. Where boulders are encountered, they shall be removed 6 inches below the proposed subgrade.

Prior to road construction, all underground work that is to be within the roadway shall be completed. This includes all drainage, sewerage, water, telephone, electrical, and other utility mains to the end that the completed roadway will not be disturbed for the installation of any utility main. All utilities under paved areas are to be backfilled with stone.

The subgrade shall be prepared to the lines and grades as designed and staked by the Subdivision surveyor or engineer/surveyor to correspond to the cross section of the bottom of the base as approved by the City.

After the subgrade has been approved, appropriately prepared and shaped, it shall be thoroughly rolled and then clipped with a grader until final lines and grades are obtained. Water shall be added to the subgrade if the material is dry and will not readily compact under the roller. All material so determined by the City to be unacceptable and all soft yielding material that does not

readily compact under the roller shall be removed. All holes or depressions caused by removal of this material shall be replaced with suitable material and rolled under until compacted to the satisfaction of the City. The subgrade shall be compacted to 95 percent Standard Proctor to conform with the accepted cross section and grade. This shall be confirmed by test conducted in increments of not less than every 500 linear feet unless there are failures and then tests shall be as required by the City.

Sloped ground surfaces steeper than one (1) vertical to four (4) horizontal, on which fills to be placed shall be plowed, stepped or benched, or broken up as directed in such manner that the fill material will bond with the existing surface. Each layer of embankment is to be constructed with a thickness not to exceed 8 inches, and shall be compacted at optimum moisture content to 95 percent standard proctor. Each layer shall be individually tested.

Fill shall be satisfactory material and shall be free from roots, other organic material and trash, and from stones having maximum dimension greater than four (4) inches. Stones having a maximum dimension larger than four (4) inches shall not be permitted in the embankment.

If, in the event any section of embankment appears not satisfactory in respect to compaction, the developer or contractor will be required to have a compaction analysis performed by a recognized authority and the repair work carried out as directed by this analysis.

402.2 Base

Before the base operation is begun, the City will make an inspection of the subgrade. Approval of the subgrade is required prior to the placing of any base material. The base shall be constructed of crushed stone, TNDOT 303, Class "A."

The crushed stone shall be compacted to 98% Modified Proctor Density. Compaction shall be attained with a pneumatic roller, sheeps-foot roller, or other similar compacting equipment. The minimum thickness shall be six (6) inches compacted, where, in the opinion of the City, the subgrade is sufficient to use this amount. If specified by the City, more crushed stone shall be required.

Weight tickets shall be furnished to the City. The crushed stone shall be placed with approved spreader box or approved method at the discretion of the City. Then the stone shall be laid out to the lines and grades of the roadway and thoroughly rolled until a bond has formed and the excess moisture is gone. Alternate clipping with the grader and rolling shall be performed until true lines and grades are attained.

402.3 Prime Coat

After the base course has been thoroughly compacted and worked to the lines and grades, it shall be dampened if necessary.

Prime alternates are as follows:

<u>Type and Grade</u>	<u>Application Temperature</u>
R.C. - 1	90 ° - 100 °
R.C. - 2	120 ° - 150 °
A.E. - 1	100 ° - 125 °

Type and grade of prime material shall depend on the condition of the base course and shall be designated by the City. Rate of application shall be .25 to .35 gallons per square yard.

If RT-1 or 2 is used, there shall be a curing period before the surface treatment is begun. The length of curing period shall depend on the season of the year and weather conditions. The City shall determine when the prime is cured and the surface treatment can be started.

Immediately after the prime material has been applied, mineral aggregate (size 15 or 16) shall be spread at the rate of 25 to 30 pounds per square yard. then a steel wheel roller shall roll the aggregate into the prime material. The City shall determine the seasonal limitations for the application of pavement.

402.4 Surface Coat

A minimum of three (3) inches thick asphaltic concrete pavement shall be applied over the prime. The asphalt and mineral aggregate for the surface course shall be a minimum of one (1) inch in thickness (after compaction) and shall conform to the Tennessee Department of Transportation's Specification, Item #411-E, Surface Course. Streets with grades greater than 12% shall have a skid resistant surface course conforming to Tennessee Department of Transportation's (TDOT) Specification Item #411-D. **(Added 3/8/04)**

The asphalt and mineral aggregate for the binder course shall be a minimum of two (2) inches in thickness (after compaction) and shall conform to the Tennessee Department of Transportation's Specification, Item #307-C, Binder Course.

The outside temperature away from artificial heat and in the shade shall be 40° and rising for plant mix. Plant mix roadway pavement will be 330 pounds per square yard. Weight tickets shall be furnished to the City.

402.5 Street Classification (Amended 09-09-02)

Streets are classified as arterial streets, collector streets, local streets, and short streets. The pavement width shall be measured from the inside face of the curb to the inside face of the curb. All streets proposed by the developer shall be built at least to the standards specified in the chart below.

Classification	Right-of-Way Width in Feet	Pavement Width in Feet
Principal Arterials	100 Feet	80 Feet (two 33 foot roadways with six lanes of 11 feet with a 14 foot median/turn lane)
Minor Arterials	80 Feet	58 Foot (two 22 foot roadways with four lanes of 11 feet each with a 14 foot median/turn lane)
Collector Streets	60 Feet	with no driveways - 30 feet, with driveways on one side - 36 feet, with driveways on both sides - 44 feet
Local Streets	50 Feet	26 Feet

402.6 Cul-de-sac (Amended 9/9/02)

Cul-de-sac turnarounds shall be designed and built according to at least the following standards:

Cul-de-sacs:

	Right-of-Way Radius in Feet	Pavement radius in Feet
Regular cul-de-sacs	50 Feet	40 Feet
Cul-de-sacs where school buses must turn around (see 402.12)	60 Feet	50 Feet

If a cul-de-sac is of a temporary nature and a further extension into adjacent land is planned, then the roadway of the turnaround outside of the normal paving width may be gravel, and the property in the turnaround right-of-way outside of the normal right-of-way width shall be a temporary dedication from abutting property when the cul-de-sac is extended into the adjacent land and accepted by Collegedale. When the temporary cul-de-sac turnaround is extended, the developer shall repair any broken pavement, install the required curbs and gutters on the regular paving width of the street and restore the shoulder.

TYPICAL TANGENT

402.7 Existing Streets

On existing streets, property lines shall be located with iron pins at the corners of all lots, at least 25 feet from the centerline of roadway unless the Planning Commission permits a narrower right-of-way.

If the subdivision is located on both sides of the existing street, fifty (50) feet shall be dedicated and the drainage facilities in the street shall be improved to the point that the increased runoff water caused by the development of the subdivision will be accommodated to the satisfaction of the City Engineer.

If the subdivision is located on only one side of an existing street, twenty-five (25) feet measured from the centerline of the existing right-of-way shall be dedicated and the drainage facilities in the street shall be improved to the point that the increased runoff water caused by the development of the subdivision will be accommodated to the satisfaction of the City Engineer.

402.8 Street Extensions

The arrangements of streets in new subdivision shall provide for the continuation of existing, proposed, or platted streets in adjoining areas, where feasible, as determined by the Planning Commission.

Street right-of-way marked “future street,” “future right-of-way,” “proposed street,” or “Proposed right-of-way,” etc., shall not be considered to be dedicated to the government. Ownership of these rights-of-way is retained by the developer. The developer of adjacent land who wishes to gain access through a future or proposed street shall negotiate to purchase the proposed street or right-of-way from the current property owner and shall construct said street.

402.9 Curves and Sight Distances

Where a deflection angle in the alignment of a road occurs, a curve shall be introduced. On arterial streets the centerline radius of curvature shall not be less than seven-hundred (700) feet; on collector streets, not less than three hundred (300) feet; and on local and short cul-de-sac streets, not less than one hundred and fifty (150) feet.

Every change in grade shall be connected by a vertical curve. In general there shall be no sight distance of less than 150 feet on vertical curves on local streets with an average daily vehicle (ADV) count of 1,000 or less, which shall have a design speed not less than 25 miles per hour. All other streets shall have a sight distance equal to the stopping distance for the design speed.

402.10 Street Intersections

The centerline of all streets shall intersect at as nearly a 90 degree angle as possible, but the angle of intersection shall not be less than 75 degrees nor greater than 105 degrees, unless approved by the Planning Commission in accordance with the recommendation of staff.

The use of four-way intersections of local streets with local streets shall be discouraged where possible, and the use of T-intersections shall be encouraged. Regardless of the type intersections

MAXIMUM GRADES

employed, however, the centerlines shall be aligned (four-way intersection) or offset up to ten (10) feet or more than one hundred twenty-five (125) feet.

Curb radii at street intersections shall not be less than fifteen (15) feet. Right-of-way radii at street intersections shall not be less than twenty-five (25) feet. If, because of exceptional conditions, a modification is granted permitting an angle of intersection, less or greater than the standards of these regulations then the minimum radii shall be increased or decreased to afford good design and safety.

Street grades approaching intersections from below the intersecting street shall not exceed four (4) percent for a distance not less than that shown in the following table, measured from the edge of pavement of the intersecting street:

<u>Types of Intersecting Streets</u>	<u>Distance in Feet</u>
On local at local, includes all other street types not given below	30 Feet
On local at collector	35 Feet
On local major	35 Feet
On collector at local	35 Feet
On collector at collector	60 Feet
On collector at major	60 Feet

Street Grades approaching an intersection from above the intersecting street shall have that street's crown of three percent (3%) extended to a point not less than fifteen (15) feet from the street to establish a point of intersection (PI) not less than thirty (30) feet in length for the vertical curve. Proper drainage shall be installed at the low point in the vertical curve. In general, sight distances of less than 200 feet shall not be permitted at any street intersection including street intersections in the subdivision and the intersection of a subdivision street with any existing street

402.11 Street Grades (Amended 09-09-02)

In general, roads shall be planned to conform to existing topographic conditions. Grades on major roads shall be a minimum of one (1%) and shall not exceed 12 percent. Grades on other roads may exceed 12 percent for a distance up to 400 feet; but in no case shall the grade be in excess of 15 percent.

402.12 Street Names

New streets that are in, or essentially in alignment with an existing street shall be given the name of the existing street. The name of a new street shall not duplicate or approximate, by means of spelling, pronunciation, or by use of alternative suffixes or prefixes (such as North, South, Lane, Way, Drive, Court, Avenue, or Street) any existing or platted street name in Hamilton County. Street and Name Signs shall be the responsibility of the developer and shall be installed by the developer.

INTERSECTIONS

GRADE AT INTERSECTION

CUT AND FILL

SLOPE CALCULATION

HORIZONTAL CURVE

402.13 Curbs

Concrete curbs shall be installed by the developer in accordance with the specifications of the City. Asphalt curbs are prohibited. The developer shall have back fill on both sides of the street to the top of the curb.

402.14 Sidewalks and Pedestrian Ways

All major subdivisions are required to include the construction of sidewalks as part of improvements. Sidewalks shall be constructed to the following standards:

- (a) Sidewalks for pedestrian ways shall be portland cement concrete, four (4) inches thick and five (5) feet wide.
- (b) Sidewalks shall be required along one (1) side of all streets within the Agriculture (AG), Low-Density Single-Family Residential (R-1-L), and the Low-Density Single-Family and Two-Family Residential (R-2) zones. Sidewalks shall be required along both sides of all streets within the High Density Single-Family (R-1-H), and the Multi-Family Residential (R-3) zones. Sidewalks shall be built on a gradient corresponding to that of the street and not exceeding a maximum cross slope of two (2%) percent. Sidewalks installed along one (1) side of the street shall have a minimum width of five (5) feet. Sidewalks installed along both sides of the street shall have a minimum width of four (4) feet. **(Amended 3/8/04)**
- (c) There shall be a minimum of a two (2) foot wide planting area (Green/Utility Strip) between the back of the curb and the edge of the sidewalk. **(Amended 3/8/04)**
- (d) Public water lines shall be located on the same side of the street as the sidewalk, but in no case will any utilities be located under a sidewalk other than to cross it for service purposes. Gas and sewer lines, if available, shall be located on the opposite side of the street.
- (e) Sidewalk improvements shall be considered as part of the required bonded improvement for subdivisions within Collegedale, Tennessee. The builder at the time of construction shall construct that portion of the sidewalk in front of the completed structure. Within one (1) year of development at the time of the surface coat construction on the street, the developer shall complete all remaining portions of sidewalk construction.
- (f) Where sidewalks, or curbs or gutters are required, handicap ramps shall be installed at all crosswalks so as to make the transition from street to sidewalk easily negotiable for physically handicapped persons in wheelchairs and for others who may have difficulty in making the step up or down from curb level to street level. **(Added 3/8/04)**
- (g) Sidewalks shall be constructed to meet all applicable ADA codes and requirements including proper widths, turn-arounds, and access ramps. **(Added 3/8/04)**

402.15 Street Lighting (added 11/12/07)

All major subdivisions are required to include the installation of street lighting as a part of the improvements. Street lighting shall meet the following standards:

- (a) The street lighting needs will be addressed in the design of the subdivision's electrical power plan. A copy of the street lighting plan will be provided to the City.

- (b) The developer shall coordinate with Electric Power Board (EPB) on the location and installation of the street lights.
- (c) Street lights shall be located at each street intersection and on a 150' to 200' spacing along the streets on the same side of the street as the sidewalk.
- (d) The lighting fixtures shall be a 150-watt Acorn fixture on a 13' decorative pole as approved by the City and furnished by EPB.
- (e) The developer will be responsible for all cost of the street lighting until such time the final plat is recorded. The City will pay the facilities and energy charges after recording of the final plat.

403 REQUIRED ACCESS FOR ALL LOTS

All residential lots must have frontage on an existing accepted and publicly-maintained street or road. Lots whose only access is a private road or easement are not permitted. Private driveways shall be constructed in accordance with the Drive Apron Illustration in the Appendix.

404 REQUIRED FRONTAGE, DEPTH AND AREA FOR ALL LOTS

404.1 Lot Frontage

The minimum lot frontage for all lots shall be as specified in the Collegedale Zoning Ordinance except in the case of a flag lot. The minimum lot frontage on any public street shall not be less than twenty-five (25) feet. The Planning Commission may require that residential corner lots have such extra width as will permit the establishment of a building line at the minimum distance specified by the zoning ordinance from the side street.

404.2 Lot Depth

Excessive lot width to depth ratios should be avoided and shall not exceed a 4:1 ratio unless there are circumstances in which topography or floodable land areas inhibit development of land areas toward the rear of the lot.

404.3 Lot Area

The minimum lot area for residential lots shall be as specified in the Collegedale Zoning Ordinance. The Health Department, however, may require additional lot area for any lot which uses a septic tank and field lines for sewage disposal. For lots served by septic tank systems, any area separated from the building site by a drainage easement, and the drainage easement, (except the standard five (5) foot easements along the side and ten (10) foot easements along the rear lot lines), shall not be included in the minimum lot area. Areas subject to flooding, or standing water during brief periods of high rainfall, or with seasonally high water tables, as determined from a soil survey, shall not be included in the minimum lot areas. This regulation may be varied by the Health Department.

Lots that do not have public water furnished must be a minimum of 25,000 square feet, and be approved by the Health Department.

404.4 Lot Design

Generally, side lot lines should be straight and perpendicular to the street, or radial to street curves of the center of cul-de-sac turnarounds. Side lot lines may be at an angle to the street (more nearly parallel to the contour lines on steep land) to reduce driveway and lot grades. In the case of cul-de-sacs, all lots shall front on the turnaround right-of-way line for a distance of no less than twenty-five (25) feet. Lots located on Horizontal Curves shall frontage on the right-of-way of not less than sixty feet (60'), and building sites which equal the approximate setback locations of the remainder of the adjacent lots. Lot lines should follow drainageways or easements (where practical) rather than leaving a portion of the lot separated from the main body of the lot by drainageway or easement.

All lots shall have a usable building site area exclusive of the building setback (yard areas) as required by the Collegedale Zoning Ordinance, or as required by the Planning Commission. Cul-de-sac lots shall have a minimum lot width of seventy-five (75) feet at the front yard setback line. There shall be no reserve strips preventing access to streets or any parcel of land. No remnants of property shall be left which do not conform to lot requirements, or which are not required for a private or public utility purpose, or which are not accepted by the local government and/or any other public body, or homeowners' association for an appropriate use.

404.5 Flag Lots

Flag lots are intended to be used for access to property which otherwise would prove infeasible or impractical to access with a public road. Flag lots are intended to be used to preserve the natural features or to create more beautiful building sites. Use of flag lots is not intended to abrogate standard subdivision development when it is feasible to construct public roads.

CURB DESIGN

In any proposed subdivision, the Planning Commission shall determine the appropriateness of platting multiple flag lots based on the criteria below.

- (a) Topographic considerations (e.g. steep terrain, slopes greater than 15 percent presence of sink holes or natural depressions, drainage ways or water course geologic features)
- (b) Irregular land configurations and ownership patterns
- (c) Limited public road frontage
- (d) Existing land use
- (e) Excessively deep lots.

LOT ARRANGEMENT

405 MONUMENTATION

All lot corners shall be marked with iron pins not less than one-half (1/2) inch in diameter and minimum of eighteen (18) inches long and driven so as to be flush with the finished grade.

All iron pins shall be permanently installed prior to the signing of the Cronaflex by the City. If pins are not installed prior to the time that the Cronaflex is ready for signing, the developer may post a bond with the City in an amount sufficient to ensure that the monuments and pins can be installed.

406 DRAINAGE

406.1 General

The design of the stormwater drainage system for the subdivision shall include the entire watershed affecting the subdivision, and shall be extended to a watercourse or ditch which is adequate to receive the drainage of surface water.

The developer shall comply with Ordinance Number 520 concerning any additional runoff or increased rate of runoff caused by this development by limiting the rate of runoff with ponding or other methods approved by the City or by specified improvements to downstream off-site drainageways, easements, or structures. The developer of the subdivision shall be responsible for the construction of all improvements to the drainage system shown on the plat. **(Amended 8/11/03)**

406.2 Design and Construction

The "Rational Method" shall be used for determining the amount of runoff from a drainage area. The "Manning Formula," or other method approved by the City Engineer, shall be used to determine pipe sizes. A "ten year storm" shall be used with the above. The City shall be consulted before any drains are installed to ensure they will conform to the formula as to proper size. **(Amended 8/11/03)**

Drains shall be built on straight line and grade and shall be laid on a firm compacted base. In the event rock is encountered in the trench, the rock shall be removed 4 inches below the grade and replaced with crushed rock or other suitable material approved by the City.

In no case shall a drain be less than fifteen (15) inches in inside diameter. Pipe shall be laid with the spigot-end pointing downstream and with the ends fitted and matched to provide tight joints and a smooth uniform invert.

All drains shall have concrete headwalls or flared end sections. Wingwalls of a corresponding design shall be provided as needed, and directed by the City. All drainage pipe discharge shall be protected with rip rap or other suitable energy dissipating structure.

When necessary for proper flow, inlet and outlet ditches shall be provided at drainage structures and drainage easements may be shown on side and rear lot lines.

Treatment of inlet and outlet ditches and all drainage ways in the subdivision shall conform to the following unless rock and mortar or concrete lined and in all cases be constructed on a firm base.

Swales or ditch lines paralleling the roadway shall be graded a minimum of 1% where possible, in no case will grades of less than 0.5% be allowed. Where at all possible, main drainageways shall be cut to the rear of lot lines and not carried down the roadway. This is to avoid having oversized side drains under driveways.

Where drainage structures with stormwater flows in excess of the capacity of a 42 inch diameter concrete pipe or equivalent, these facilities shall be designed and the plat stamped by a registered engineer licensed to practice in the State of Tennessee. The minimum pipe structural requirement shall be an H-20 highway loading.

406.3 Storm Drainage in Streets

All streets shall be provided with an adequate storm drainage system, which shall serve as a part of the total storm drainage system. This system shall be designed to carry roadway, adjacent land, and building stormwater drainage. The system shall include any necessary open or covered ditches, pipes, culverts, intersectional drains, drop inlets, catch basins, bridges, head walls, etc., to permit the proper drainage of all surface water. This system shall be used for storm drainage only and said pipes shall be constructed of concrete having a smooth internal bore, as approved, by the Collegedale Director of Public Works. Where there are long grades on the street, catch basins or manholes shall be placed. The maximum interval for manholes shall be 400 feet unless the City determines that a longer interval is consistent with accepted engineering practices. If deemed necessary, the City may require that ditches in the road right-of-way paralleling the road shall be eliminated by replacing them with covered pipes of adequate size. All open ditches in the road right-of-way paralleling the road shall be lined with rock and mortar, concrete, or equal unless this is deemed unnecessary by the City. Curb inlets in the roadway shall be located outside of the curb so that there is no projection of any part of the inlet in the travelway or vertical deflection of the edge of pavement at the inlet. See appendix of these regulations for a diagram of Curb inlet.(Amended 8/11/03)

406.4 Off-Street Storm Drainage Systems

When the drainage system is outside of the road right-of-way, the subdivider shall provide and prepare a drainage easement according to accepted engineering practices. The size and location of all off-street watercourses and/or ditches running through the subdivision shall be enclosed, or left open, in accordance with considerations for public safety and accepted engineering practices.

The developer shall protect all drainageways from erosion and sedimentation. Swales shall be seeded or sodded. The City may require that any open ditch or channel be lined with rock and mortar, concrete or other acceptable material. Open ditches or channels with grades of less than one (1) percent or more than six (6) percent shall be lined with rock and mortar, concrete or equal unless this is deemed unnecessary by the City. In the case of drainage pipes, said pipes shall be constructed of concrete, plastic, or corrugated metal, as deemed appropriate by the developer.

Material specifications for all drainage projects shall be in compliance with the specifications of the City.

The developer shall construct storm water holding/detention facilities in accordance with the requirements of Ordinance Number 520 in order to control and regulate storm water runoff. Design of such facilities shall conform to all City requirements and be subject to approval by the City Engineer. **(Amended 8/11/03)**

Preliminary plats of proposed developments submitted to the Planning Commission shall show clearly the location of all storm water drainage, holding/detention ponds, dams, artificial embankments and tailways. Construction plans with detailed drawings of the vertical elevation and specifications for such facilities shall be submitted to the City for review and approval prior to construction.

The developer shall be responsible for the proper construction of storm water runoff holding/detention ponds, drainways and tailways subject to inspection by the City. Drainageways, ponds and tailways shall be protected from erosion and sedimentation.

DRAINAGE CALCULATION TABLE

The developer's bond for the subdivision shall include coverage for storm water runoff holding/detention ponds, tailways and facilities. The developer shall maintain such facilities prior to the City's acceptance with said maintenance subject to inspection by the City. Any alteration of the facility as a result of maintenance performed by the developer shall require written notice to and approval from the City. Failure to comply can result in the forfeiture of the maintenance bond and the City will contract for the completion of the facilities as originally designed and approved.

The developer and all subsequent land owners shall grant the City easements to inspect all storm water drainage facilities. When 75 (seventy-five) percent of the homes of a subdivision are built and the yards have established vegetation, the City will inspect the drainage facilities. Upon approval and acceptance of ownership of such facilities by the City, the City shall assume maintenance of the dedicated storm water holding/detention ponds and tailways.

The Collegedale Subdivision Regulations shall govern the design, construction, inspection and maintenance of all storm water drainage, holding/detention ponds, tailways and facilities in all future construction and development within the City.

407 EASEMENTS

Utility and drainage easements shall be required on each lot. Said easements shall be maintained by the developer until sold and from that time on maintained by the property owner. The standards for easements are as follows:

- (a) Front yard: A utility easement of ten (10) feet shall be required for the installation of electric, telephone and cable TV service lines.
- (b) Rear yard: A utility/drainage easement of ten (10) feet shall be required.
- (c) Side yard: A utility/drainage easement of five (5) feet shall be required.

408 Refer to Title 14, Chapter 4 STORMWATER RUNOFF REGULATION AND CONTROL ORDINANCE (Amended 02-12-01)

The Planning Commission shall require the submission of any erosion and sedimentation control plan as part of the preliminary plat process. In the case of a subdivision greater than five (5) acres, the developer shall notify and comply with the requirements for such with the Tennessee Department of Environment and Conservation.

409 SANITARY SEWAGE DISPOSAL SYSTEMS

Where an adequately sized sanitary sewer is on the site, or on the street abutting the site, or readily accessible as determined by the City of Collegedale, or a construction contract for a sewer to be located on or adjacent to the site has been signed, the developer shall construct, at his own

expense, a sewage collection system and connect it to the existing sanitary sewer. Collection lines shall be located in the right-of-way on the street side opposite that of the sidewalk. The design and construction of sanitary sewers and appurtenances shall be in accordance with the regulations, standards, and specifications of the Division of Water Pollution Control Engineering, Tennessee Department of Environment and Conservation, and of the City. This requirement may not apply, at the discretion of the Planning Commission where all the lots are greater than five (5) acres in size.

Where an adequately sized sanitary sewer is not on the site, nor on the street adjacent to the site, nor readily accessible to the site, the developer shall have the option of choosing one of the following methods of sewage disposal:

- (a) Installing septic tanks and field lines in areas where soil conditions, geology and topography are favorable. The design, construction and installation of the septic tanks and field lines shall be in conformance with the standards and regulations of the Chattanooga Hamilton County Health Department and subject to the approval of the Health Department.
- (b) Constructing, at the developer's expense, a sanitary sewage collection system and connecting lines to the nearest adequately sized, functioning sewer line.

These regulations do not supersede any other regulations pertaining to the design, financing or installation of sewers, nor do they supersede any regulations pertaining to the payments of fees to pay for the installation of sewers.

410 WATER SYSTEMS

Where a public water main is accessible the developer shall install, or cause to be installed, adequate water facilities (including fire hydrants) subject to the specifications and approval of the Division of Water Supply, Tennessee Department of Environment and Conservation, the local water company or utility district, and the Collegedale (Tri-Community) Fire Department. All water lines installed in new subdivision shall be a minimum of six inches in diameter. All water supply lines are to be located on the sidewalk side of the street and in all cases be at least ten (10) feet from septic disposal systems and sewer lines.

If a public water system is not available, as determined by the Planning Commission, individual wells may be used, subject to the standards and approval of the Chattanooga-Hamilton County Health Department. Wells are to be located uphill and at least fifty (50) feet from any septic disposal system and sewer lines.

411 FIRE HYDRANTS

The developer shall install fire hydrants on all new streets/roads or private easements of all major subdivisions except:

- (a) those served by individual wells,

- (b) subdivisions that meet the requirements given below based on existing fire hydrants,
- (c) subdivisions that meet the requirements given below based on proposed fire hydrant locations on existing streets.

Fire hydrants shall be located no more than 1,000 feet apart (measured along the street) and within 500 feet (measured along the street) of any structure. The location and type of all fire hydrants shall be approved by the Collegedale (Tri-Community) Fire Department. No fire hydrant shall be installed or located without its approval. Additional fire hydrants may be required by the Collegedale (Tri-Community) Fire Department, the City Manager or the Collegedale City Commission in accordance with ordinances passed by the Collegedale City Commission.

412 FLOOD HAZARDS

The Base Flood Elevation (BFE) or 100 year Flood Line shall be shown on the plat. Any proposed fill by the developer of the 100 Year Flood area shall be by permit with the new finished elevation identified. In no case will fill of a floodway be allowed. All streets shall be at an elevation which is not lower than the base flood elevation (100 Year Flood elevation).

412.1 Setback and Elevation Requirements on Unmapped Watercourses

Due to the potential flood hazard on property adjacent to an unmapped watercourse, the Planning Commission may require that each unmapped watercourse be investigated by a professional engineer and the elevation of adjacent structures with setbacks from the centerline of the watercourse marked on the subdivision plat. The minimum elevation of the proposed structure shall be determined on the basis of a 100 year storm elevation water level. The engineer shall use the HEC-2 method of calculating the 100-Year Storm Water Surface Elevation.

100-YEAR FLOODPLAIN

ARTICLE 5

Preliminary Plat Requirements

ARTICLE 5

PRELIMINARY PLAT REQUIREMENTS

501 SPECIFICATIONS FOR AND CONTENT OF THE PRELIMINARY PLAT
(Amended 06-07-01)

Fourteen (14) business days prior to the second Monday of each month at which the Preliminary Plat is to be acted on by the Collegedale Municipal Planning Commission, the surveyor or engineer shall submit seven (7) printed copies of the Preliminary Plat to the Hamilton County GIS Department staff along with the computer-aided drafting (CAD) file used to produce the plat. The CAD file will be used only for the purpose of creating document images and up-dating official maps. It shall be delivered on a single 3.5-inch floppy disk formatted for use in computers utilizing the Microsoft Windows operating system. Acceptable CAD file formats are AUTO CAD version 12 or later, Microstation 95, and Arcview shapefile format. The Hamilton County GIS Department staff conducts a mechanical review of the paper copies, and/or CAD file, as appropriate, based upon a subdivision checklist created and provided by the Collegedale Municipal Planning Commission to ensure that all required elements are present and legible, that the plat and electronic files, if submitted jointly, are consistent, and that the location data are correct. In addition to the Hamilton County GIS, three copies of a preliminary plat shall be submitted to the Collegedale City Hall for Staff to review, 14 days prior to the Planning Commission meeting **(Amended 9/12/05)**. Any deficiencies or concerns will be noted on a paper or electronic copy of the plat and will be forwarded to the Collegedale City Manager. Preliminary plats once reviewed by Staff and all corrections have been made will be turned into the Collegedale Building Inspector Office by 12:00PM the Friday before the Planning Commission Meeting **(Added 7/14/08)**.

A Preliminary Plat that is accepted by the Hamilton County GIS Department staff for further processing will be scanned, added to the subdivision database, and all applicable parties shall be notified as to its availability. Applicable parties receiving the notification are as follows:

Chattanooga Gas Company
Hamilton County Health Department
Eastside Utility District
Electric Power Board
Tri-Community Fire Department
Century Telephone
Comcast Cable Television
City Manager
Public Works Director
City Planner (Local Planning Assistance Office)
City Engineer

The Plat shall be drawn to a minimum scale of one inch equals one hundred feet (1' = 100'). The distribution shall be on or by the regular monthly staff meeting to allow for adequate review of

PRELIMINARY PLAT REQUIREMENTS

concerned or affected city offices or utility providers. The Preliminary Plat shall contain the following information:

- (a) Proposed name of the subdivision, which shall not duplicate or closely approximate, phonetically or in spelling, the name of any other subdivision in Hamilton County, labeled "Preliminary Plat."
- (b) The full name and mailing address with zip code and telephone number of the owner(s) and/or developer(s).
- (c) The name and mailing address with zip code, and telephone number of the person, firm, or organization preparing the preliminary plat.
- (d) North point and graphic scale.
- (e) A vicinity map showing the following features, if applicable, within an area large enough to locate the subdivision..
 - (1) An outline of proposed subdivision and north point.
 - (2) Location and name of all principal roads, streets, railroads, water courses, etc.
- (f) The boundary line of the proposed subdivision drawn to scale and showing all bearings and distances, including existing road curve functions and dimensional data.
- (g) Lots drawn and numbered in a logical numerical order, showing the dimensions of lots. Every parcel of land within the subdivision should have a lot number. Subdivisions developed in phases or units are to continue numbering the lots, and not start with lot number 1 for each new unit. The use of lot numbers by block, in which lot numbers are repeated in each block, is prohibited.
- (h) The property lines of all adjoining property shall be shown with dashed lines. For adjoining subdivisions, show the full name of the subdivision. For other adjoining property, with the owner's name.
- (i) The location, widths and names of all existing, proposed, or recorded streets, public rights-of-way, or access easements, etc., intersecting or paralleling the subdivision, on or adjacent to the subdivision shall be shown.
- (j) Street names approved by City of Collegedale, shall not duplicate or closely approximate, phonetically or in spelling, the name of any street in Hamilton County. The change of a street name prefix (east, north) or suffix (road, lane, circle) shall not be construed as a different street name. **(Amended 06-07-01)**

- (k) The location of existing wells, springs, or other natural sources of water supply within the subdivision and within fifty (50) feet of the boundaries of the subdivision shall be noted.
- (l) For all existing electrical and telephone easements, show size, location, name of major easements, and outline of easements in and within fifteen (15) feet of the subdivision.
- (m) If sanitary sewers are not available on or adjacent to the site, but are required by the local government, state the nearest location and size of line of nearest sanitary sewer.
- (n) Natural contours at two (2) foot intervals or less shall be included as well as the source of that data listed.
- (o) Contour lines of the limits of the 100 year flood, the Base Flood Elevation and Floodway.

502 STATEMENTS TO BE INCLUDED ON THE PRELIMINARY PLAT

- (a) Present zoning of the tract being subdivided.
- (b) The source of water supply including the nearest location, size of line, utility company's name, and whether water supply will be from wells.
- (c) Number of acres subdivided.
- (d) Source of topo quotation. If the topo was obtained from a source other than an actual field survey, use the following quote:

“Topo was obtained from (source) and has been field verified to insure its accuracy.”

Examples of (source): Hamilton County GIS.

If the topo was taken from an actual field survey, use of the following quote:

“Topo was obtained from an actual field survey dated _____, conducted by _____. Elevations were determined from the benchmark or monument located at _____, elevation _____.”

In addition to the above listed specifications the following statements shall be included as well:

- (e) If Community Lot(s) are shown, the following shall be included:(**Amended 7/14/08**)

“No building permit is to be issued for a residential, commercial, or industrial building on the “Community Lot.” The “Community Lot” is to

PRELIMINARY PLAT REQUIREMENTS

be used for recreational purposes only. The maintenance of the “Community Lot” is to be assumed by the developer until the lot is deeded to a homeowner’s association.” No building permit will be issued unless a lot fronts for 25 feet upon a dedicated City Street.

(f) Certificate of Approval of Preliminary Plat

Pursuant to the Subdivision Regulation of Collegedale, Tennessee, all of the requirements of preliminary approval have been fulfilled. Therefore, the “Preliminary Plat of _____ Subdivision” has been approved by the Collegedale Municipal Planning Commission on _____, 20 ____, subject to the following modifications:

This approval does not constitute approval of a final plat. This Certificate of Preliminary Approval shall expire and be null and void on _____, 20 __. (one year from date of Approval).

Variances Granted (if any): _____

Signed: _____

Secretary, Collegedale
Municipal Planning Commission

(g) Any additional special notations and information that may be required by staff on the Planning Commission.

PRELIMINARY PLAT

ARTICLE 6

Construction Plans

ARTICLE 6

CONSTRUCTION PLANS

601 SPECIFICATIONS FOR AND CONTENT OF CONSTRUCTION PLANS

After preliminary plat approval by the Collegedale Municipal Planning Commission, and prior to the submission of a final plat; the surveyor or engineer shall submit to the City Recorder seven (7) copies of the Construction Plans drawn to a minimum scale of one inch equals one hundred feet. At the option of the developer, Construction Plans may be submitted at the same time as the submission of the preliminary plat for consideration by the Planning Commission. These Construction Plans shall be submitted to and approved by the City of Collegedale prior to the start of construction. These plans shall contain the following information: **(Amended 8/11/03)**

- (a) Each sheet of the Construction Plans shall contain the name of the subdivision with a label that reads: Construction Plans.
- (b) The name and mailing address with zip code, telephone number of the person, firm, or organization preparing the Construction Plans.
- (c) A north point and a graphic scale.
- (d) The boundary line of the proposed subdivision, drawn to scale, showing all bearings and distances including road curve functions and dimensional data.
- (e) The locations of all existing, proposed or recorded public rights-of-way, or easements intersecting, paralleling, within or adjacent to the subdivision shall be shown.
- (f) The size, location, outline and direction of water flow at all high and low points of all existing and proposed drainage easements in and adjacent to the subdivision shall show the number of acres drained into the high point of the drainage easements.
- (g) The size, location, flow rate and direction of water flow in pipes in and adjacent to the subdivision shall be shown.
- (h) The location and label of any other proposed drainage improvements such as catchbasins, headwalls, rock and mortar, or concrete drainage ditches, etc., shall be noted.
- (i) The location and label on any proposed off-site drainage improvements which are made necessary by the construction of the proposed subdivision shall be shown.
- (j) For all existing and proposed waterlines, show size, location of lines, and outline and size of easements (if applicable) in and adjacent to the subdivision.

- (k) The location of all existing fire hydrants in and within five hundred (500) feet of the subdivision shall be noted.
- (l) For all existing and proposed sanitary sewers and sewer easements, show sizes, locations, direction of flow, outlines of easements, manholes, and invert elevations in and adjacent to the site.
- (m) All Construction Plans shall contain the stamp and signature of an engineer licensed within the State of Tennessee.
- (n) Each sheet of the Construction Plans shall contain 2' contour topography lines and site bench marks. **(Added 8/11/03)**

602 ADDITIONAL DESIGN INFORMATION REQUIRED

Sanitary sewer profiles and the vertical road profiles may be shown together. If this is done, two (2) copies of the combined vertical profiles shall be submitted as part of the Construction Plans.

Two (2) copies of the road profiles of all roads to be constructed in the subdivision shall be submitted. The vertical road profiles shall show the road name, the existing ground lines, the proposed centerline grade, percent grades, vertical curves, sight distances, street intersections, and drainage structures; all drawn to a scale not less than one inch equals one hundred feet (1" = 100') horizontal, and one inch equals ten feet (1" = 10') vertical.

Two copies of the vertical sanitary sewer profiles of all sewers to be constructed in and for the subdivision shall be submitted. The vertical sanitary sewer profiles shall show the identification of the sewer line, manhole locations and numbers, invert elevations, percent grades and direction of flow, underground utilities, drainage structures, and the natural and finished grades; all drawn at a scale not less than one inch equals one hundred feet (1" = 100') horizontal, and one inch equals ten feet (1" = 10') vertical.

If the sewer line(s) go through an adjacent owner's property, include one of the following:

- (a) Put the deed book and page number(s) of the recorded easement on the Construction Plans that allows the developer and/or the city to install and maintain a sewer line through the adjoining property and submit a copy of the recorded document to the City Recorder with the rest of the information required, or:

ARTICLE 7

Final Plat Requirements

ARTICLE 7

FINAL PLAT REQUIREMENTS

701 SPECIFICATIONS FOR AND CONTENT OF THE FINAL PLAT (Amended 06-07-01)

Fourteen (14) business days prior to the second Monday of each month at which the Final Plat is to be acted on by the Collegedale Municipal Planning Commission, the surveyor or engineer shall submit eight (8) printed copies of the Final Plat without signatures to the Hamilton County GIS Department staff along with the computer-aided drafting (CAD) file used to produce the plat. The CAD file will be used only for the purpose of creating document images and up-dating official maps. It shall be delivered on a single 3.5-inch floppy disk formatted for use in computers utilizing the Microsoft Windows operating system. Acceptable CAD file formats are AUTO CAD version 12 or later, MICROSTATION 95, and ARCVIEW shapefile format. The Hamilton County GIS Department staff reviews the paper copies, CAD file, or electronic file, as appropriate, based on a subdivision checklist created and provided by the Collegedale Municipal Planning Commission to ensure that all required elements are present and legible, that the plat and electronic files, if submitted jointly, are consistent, and that the location data are correct. In addition to the Hamilton County GIS, three copies of a final plat shall be submitted to the Collegedale City Hall for Staff to review, 14 days prior to the Planning Commission meeting (**Amended 9/12/05**). Any deficiencies or concerns will be noted on a paper or electronic copy of the plat and will be forwarded to the Collegedale City Manager.

A Final Plat that is accepted by the Hamilton County GIS Department staff for further processing will be scanned, added to the subdivision database, and all applicable parties shall be notified as to its availability. Applicable parties receiving the notification are as follows:

Chattanooga Gas Company
Hamilton County Health Department
Eastside Utility District
Electric Power Board
Tri-Community Fire Department
Century Telephone
City Manager
Public Works Director
City Engineer
City Planner (Local Planning Assistance Office)

The Final Plat shall include the following information:

- (a) The proposed name of the subdivision which shall not duplicate or closely approximate, phonetically or in spelling, the name of any other subdivision in Hamilton County. The most recent recorded deed book number and page number for each deed constituting part of the property being platted. The plat shall be labeled "Final Plat."

- (b) The full name and mailing address, with zip code, and telephone number of the owner(s), and/or developer(s) of record.
- (c) The name, full mailing address, zip code of the Registered Land Surveyor preparing the plat. **(Amended 06-07-01)**
- (d) The date of plat preparation and revisions, north point, and scale-both written and graphic.
- (e) A vicinity map showing the following features, if applicable, within an area large enough to locate the subdivision:
 - (1) An outline of proposed subdivision and north point (oriented consistent with the north point of the plat, preferably pointing to the top of the plat).
 - (2) The location and name of all principal roads, streets, railroads, water courses, etc.
- (f) The boundary lines of the subdivision shall be determined by an accurate survey in the field, to include a closed traverse. The boundary survey shall close with an error of closure not to exceed 1:5,000.
- (g) All lots shall be drawn and numbered in a logical numerical order. Every parcel of land within the subdivision shall have a lot number. Subdivisions developed in phases or units are to continue numbering the lots and not start with lot number 1 for each new lot. The use of lot numbers by block in which lot numbers are repeated in each block is prohibited. All data shall be sufficient to readily determine and reproduce on the ground the location, bearing, and length of every lot line and boundary line, whether curved or straight. This shall include the radius, central angle (delta), length of curve, and tangent distance for the curved property lines. The point of curvature and the point of tangency of all curves on all right-of-way lines shall be located by distance to the nearest lot corner. Chord bearings and dimensions may be used for irregular lines, such as creeks, shore lines, etc.
- (h) Minimum building setback lines, as established by the Collegedale Zoning Ordinance, shall be shown and labeled on the lot(s).
- (i) The property lines of all adjoining property shall be shown with dashed lines. For adjoining subdivisions, shown the full name of the subdivision, ROHC book and page numbers, and the lot numbers (dashed). For other adjoining property, shown the owner's name and deed book and page number.
- (j) The location, widths, and names of all existing, proposed, or recorded streets, public rights-of-ways, or access easements., etc., intersecting or paralleling the subdivision, in and adjacent to the subdivision shall be shown.

- (k) Proposed street names shall not duplicate or closely approximate phonetically or in spelling, the name of any other street in Hamilton County. The change of a street name prefix (east, north) or suffix (road, lane, circle) shall not be construed as a different street name. There shall be sufficient data to readily determine and reproduce on the ground the location, bearing, and length of every street line, whether curved or straight. This shall include the radius, central angle, (delta), length of curve, and tangent distance for the centerline of curved streets and curved property lines. The point of curvature and the point of tangency of all curves on all right-of-way lines shall be located by distance to the nearest lot corner.
- (l) The size, location, and outline of all existing and proposed drainage easements in and adjacent to the subdivision shall be shown. **(Deletion 8/11/03)**
- (m) **(Deleted 8/11/03)**
- (n) All existing and proposed electrical, telephone, water, gas, and other utility easements, show size, location, name of major easements, and other line of easements in and within fifteen (15) feet of the subdivision shall be noted.
- (o) All existing and proposed sanitary sewers and sewer easements, sizes, locations, and outlines of easements, and adjacent to the site shall be included. If sanitary sewers are not available on or adjacent to the site, but are required by the local government, state the nearest location and size of line of nearest sanitary sewer. If a public sewage treatment plant is to be constructed on and/or to serve the subdivision, place the offer of dedication on the plat.
- (p) Contour lines or the limits of the 100 Year Flood and/or Floodway District, and the 100 Year Flood Elevation shall be shown.
- (q) The boundaries of all property (including access to said property) which is to be dedicated for public use, with the purpose indicated thereon shall be noted. Also, the boundaries of all property (Including access to said property) which is to be reserved by deed restrictions or protective covenants in the deeds for the common use of the property owners in the subdivision, e.g. "community lot." Show the ROHC book and page numbers on the plat for all appropriate recorded documents.
- r) Pursuant to the requirements of Collegedale Municipal Code, Title 16, STREETS AND SIDEWALKS, ETC, Chapter 2, section 16-210, and Ordinance Number 595, RESIDENTIAL DRIVEWAY REQUIREMENTS FOR STEEP SLOPES no one shall cut, build, or maintain a driveway across a curb or sidewalk, public street, alley, or other public place without first obtaining a permit from the building inspector. For those residential lots who meet the definition of driveway permit as defined within Ordinance Number 595, RESIDENTIAL DRIVEWAY REQUIREMENTS FOR STEEP SLOPES the following statement shall be added to the final plat:

Pursuant to Ordinance Number 595, RESIDENTIAL DRIVEWAY REQUIREMENTS FOR STEEP SLOPES, lot(s) _____ shall comply with the permit requirements of Ordinance Number __, all remaining lots shall comply with the permit requirements of Title 16, Chapter 2, Section 16-210 of the Collegedale Municipal Code. For example: Pursuant to Ordinance Number 595, RESIDENTIAL DRIVEWAY REQUIREMENTS FOR STEEP SLOPES, lot 10, and lots 23 through 30 shall comply with the permit requirements of Ordinance Number 2004, all remaining lots shall comply with the permit requirements of Title 16, Chapter 2, Section 16-210 of the Collegedale Municipal Code.
(Amended 5/10/04)

702 STATEMENTS TO BE INCLUDED ON THE FINAL PLAT

In addition to the above listed plat specifications, the following statements shall be included as well:

- (a) The present zoning of the tract.
- (b) The source of water supply and the size and location of existing and proposed water lines.
- (c) The plat shall be labeled: "Final Plat."
- (d) The number of acres subdivided.
- (e) For the purposes of ownership, certification and dedication, the following statement shall be included:

"I hereby adopt this as my plan of subdivision and certify that the rights-of-way are dedicated to the public use forever. I also certify that there are no encumbrances on the property to be dedicated and that I am owner of the property shown in fee simple."

- (f) For the purpose of rights-of-way dedication in the case of public streets, the following shall also be added to the above statement:

"...and dedicate the rights-of-way (or streets) so specified on the plat to the City of Collegedale, Tennessee."

- (g) In the case of drainage design, the following Engineer's State of Design shall be included:

"I hereby certify that I have designed all drainage structures on this plat that the design meets proper engineering criteria." (Signature of Engineer) (Include Seal of Engineer.)

- (h) Certification of Survey that shall be worded as follows:

"I hereby certify that I have surveyed the property shown hereon; that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey as one per ____ as shown hereon." (Signature of Surveyor)
(Include Seal of Surveyor.)

- (i) If Community Lot(s) are shown, the following shall be included: **(Amended 7/14/08)**

"No building permit is to be issued for a residential, commercial, or industrial building on the "Community Lot." The "Community Lot" is to be used for recreational purposes only. The maintenance of the "Community Lot" is to be assumed by the developer until the lot is deeded to a homeowner's association." No building permit will be issued unless a lot fronts for 25 feet upon a dedicated City Street.

- (j) Also included shall be the statement that:
"This plat resubdivides deeds _____ R.O.H.C."

- (k) If drainage easements are shown, the following shall be included:

"The City of Collegedale is not responsible for construction of storm drainage or maintenance of drainage easements outside of ROW.

- (l) Certificate of Approval of Water System

I hereby certify that each lot shown is either: 1) large enough and has adequate soils for both a private well and an individual septic system:

DATE COUNTY HEALTH DEPARTMENT

OR

2) is served by public water system extensions designed and installed in accordance to applicable local and state regulations:

DATE LOCAL WATER UTILITY

OR

3) that an adequate bond has been posted to cover such water system extensions.

DATE PLANNING COMMISSION SECRETARY

- (m) Certificate of Approval of Streets and Drainage System.

I hereby certify that the streets and drainage facilities shown on this plat have been installed in an acceptable manner in accordance to required specifications or that an adequate bond has been posted.

DATE PUBLIC WORKS DEPARTMENT

(n) Certificate of Approval by Electric Power Utility.

I hereby certify that this subdivision plat shows adequate easements for needed electric power lines.

DATE ELECTRIC POWER OFFICIAL

(o) Certificate of Ownership and Dedication

I (we) hereby adopt this as my plan of subdivision and certify that the rights-of-way are dedicated to the public use forever. I (we) also certify that there are no encumbrances on the property to be dedicated and that I am/(we are) owner of the property shown in fee simple.

DATE OWNER

OWNER

(p) Certificate of Registered Surveyor

I hereby certify that I have surveyed the property shown hereon, that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey as 1 per ____ as shown hereon.

DATE SURVEYOR

SURVEYOR

(q) Certificate of Approval of Sewage Disposal

I hereby certify that each lot shown on this subdivision plat is adequate for individual septic tanks, or is adjacent to a properly installed extension of an approved public sewerage system, or that an adequate bond has been posted for such sewer extensions.

DATE COUNTY HEALTH DEPARTMENT

DATE PUBLIC SEWERAGE SYSTEM OFFICIAL

(r) Certificate by Planning Commission of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Collegedale, Tennessee, with the exceptions of such variances, if any, as may be noted on this plat; and that all required improvements have either been completed or covered by an approved bond large enough to complete the required improvements in case of default; and that this plat has been approved for recording in the Office of the Hamilton County Register.

DATE PLANNING COMMISSION SECRETARY

- (s) Any special notations and information required by staff on the planning commission shall be included as well.

- (t) Minor Subdivision B (Simple Land Split) Certificate (Added 09-09-02)

I hereby certify that the subdivision plat shown hereon includes no more than two (2) lots, and has been reviewed by Staff Planner of the Planning Commission and no variances or improvements are required. The subdivision plat has been found to comply with the subdivision regulations of Collegedale, Tennessee.

Date

Building Inspector

- (u) List on the final plat(s) all variances granted by the Planning Commission.
(Amended 9/12/05)

- (v) CERTIFICATION OF ADDRESSING REQUIREMENTS (Added 7/14/08)

I hereby certify that I have reviewed this plat and find that it conforms to the Hamilton County Regional Addressing Policy.

_____, 20____
DATE

Hamilton County GIS Department

- (w) Final plats once reviewed by Staff and all corrections have been made and all the signatures obtained, except for the Planning Commission Secretary shall be turned into the Collegedale Building Inspector Office by 12:00PM the Friday before the Planning Commission Meeting. (Added 7/14/08)

703 INFORMATION REQUIRED IN ADDITION TO THE FINAL PLAT FOR MAJOR SUBDIVISIONS

In the case of public water or sewer, the following shall also be required:

- (a) A letter from the Division of Water Supply, Tennessee Department of Environment and Conservation approving the design of the extension of the water lines.
- (b) A letter from the Division of Water Pollution Control, Tennessee Department of Environment and Conservation, approving the design of the sewer lines.
- (c) If protective covenants or deed restrictions are proposed to be filed as part of the recording process with the subdivision, a copy of said restrictions shall be submitted to the Planning Commission with the final plat.
- (d) If the proposed subdivision has community-held lots and/or drainage retention facilities, a Home Owner's Association shall be created for the purpose of maintaining such said

facilities and a copy of the documentation creating a Home Owner's Association shall be submitted to the Planning Commission with the final plat for review prior to recording.

- (e) Two sets of blue or black line plans and one electronic file of the record plans with the words "As-Built" shown on each sheet shall be submitted with the Final Plat. Included with record plans shall be construction information for the following roadway, storm drainage, and sanitary sewer systems as shown below: **(Amended 02-12-01)**

**CITY OF COLLEGEDALE
INFRASTRUCTURE INFORMATION**

(Name of Development)

ROADWAY

Contractor's name and address _____

Start construction date _____ Completion date _____
Length of road _____ Cost of roads _____

STORM DRAIN SYSTEM

Contractor's name and address _____

Start construction date _____ Completion date _____
Sizes and lengths of storm drain pipe _____
Costs of storm drain system _____

SANITARY SEWER SYSTEM

Contractor's name and address _____

Start construction date _____ Completion date _____
Sizes and lengths of main line pipe _____
Length of 6" service line _____ Number of manholes _____
Cost of sanitary sewer system _____

Submitted by date

704 REQUIREMENTS OF SUBMITTAL OF FINAL PLAT FOR RECORDING
(Amended 8/11/03)

A. Requirements of Submittal

1. The final plat for recording shall meet all the requirements of Sections 702 and 703 of these regulations and shall contain the signature and seal of a Registered Land Surveyor preparing the plat. In no instance will a plat be accepted that does not contain the seal of a Registered Land Surveyor licensed to practice in the State of Tennessee. the following language as the last sentence of item one: In addition to the requirements of sections 702 and 703 of these regulations the Hamilton County Registers Office requires that an unused space measured 2 ½” by 3 ½” be placed on all final plats. Said unused space shall be for the purposes of the Hamilton County Registers Office. Page 7-12 of these regulations contains a detail showing a typical final plat for the City of Collegedale, Tennessee. **(Amended 8/11/03)**
2. All plats shall consist of two (2) black line “Mylar” copies made by xerographic methods and printed in reverse on the back side of the material submitted to the Hamilton County GIS Department staff. Plats cannot be stamped unless this type of material is submitted. **(Amended 8/11/03)**
3. In addition the Hamilton County Register requires that there be at least three other copies with original signatures. One of these other copies shall be on any transparent material and two shall be black-line paper or xerographic copies, or all three other copies.
4. In addition to the black line “Mylar” copy and other copies to be recorded, all major subdivisions and any other plats developed using CAD are to submit a copy of the CAD file to the Hamilton County GIS Department. It shall be delivered for use in computers utilizing the Microsoft Windows operating system on a single 3.5-inch floppy disk format or as an electronic mail attachment. Acceptable CAD file formats are AUTOCAD version 12 or later, MicroStation 95, and ArcView shapefile format.

B. Time of Submittal

1. The black line “Mylar” copy and other copies of the Final Plat to be recorded are submitted to the Hamilton County GIS Department after the Collegedale Municipal Planning Commission has approved the Final Plat.

C. Procedure

1. The Hamilton County GIS Department staff reviews the black line “Mylar” copy made by xerographic methods and printed in reverse on the back side and other

copies to be recorded. If acceptable, the plat will be signed by the Director of the GIS Department or his “designated representative”.

2. If public sanitary sewers are not available to all lots, then the Environmental Health Division of the Chattanooga-Hamilton County Health Department must sign all copies to be recorded. Generally plats that need to be signed by the Health Department will have a place for the Health Department to sign on the plat. (Note: If Health Department signature is necessary, do not go to the City of Collegedale until the Health Department has signed).
3. Take all copies to be signed to the City of Collegedale, 4910 Swinyar Drive, Collegedale, Tennessee 37315, (423) 396-3135). The City Manager or his “designated representative” circulates the transparent plastic film copy and other copies to be recorded for signature. All signature copies of the Final Plat shall be returned to the subdivider/developer after receiving the signature of the City of Collegedale.
 - A. Before the City Manager or his “designated representative” can sign the black line “Mylar” copy and other copies to be recorded he shall determine that the improvements have been installed and accepted in accordance with the Final Plat and with the standards of the City of Collegedale; or that an adequate Bond has been posted with the City of Collegedale.
 - B. Before the Secretary of the Collegedale Municipal Planning Commission can sign the black line “Mylar” copy and other copies to be recorded, the Secretary shall determine that the transparent plastic film copy and other copies to be recorded have been duly signed by the Director of the Hamilton County GIS Department or his “designated representative”, duly signed by the Health Officer, if necessary, duly signed by the City Manager or his “designated representative” and is duly signed by all other applicable parties and that the transparent plastic film copy and other copies to be recorded are in substantial conformance with the approved corrective, revised or final plat. The Secretary of the Planning Commission shall be the last person to sign the transparent plastic film copy.
4. The two (2) black line “Mylar” copies and other copies to be recorded are taken to the Hamilton County Registrar Office in Room 400 of the Hamilton County Courthouse or the Hamilton County GIS Department and recorded. The Hamilton County Register of Deeds Office shall keep one (1) black line “Mylar” and two (2) black line copies. (**Amended 8/11/03**)
5. The City of Collegedale shall be furnished at least one black line (1) mylar and one (1) paper copy bearing the Hamilton County Register of Deed’s stamp.

705 CORRECTIVE PLATS (Amended 7/14/08)

The purpose is to facilitate the re-recording of existing plats with minor corrections or amendments.

705.01 QUALIFICATIONS FOR CORRECTIVE PLATS

- a. Minor shifting of lot lines.
- b. The addition or changing of easements, including utility and drainage easements.
- c. Changes in notations on the original recorded plat.
- d. Any other changes which will not increase the number of lots or their suitability for development.
- e. All lots must have public sanitary sewer available.

705.02 CORRECTIVE PLAT PROCEDURE

- a. The plat shall be drawn to meet the corrective plat requirements as stated within 705.03 of these regulations.
- b. The corrective plat shall be submitted for review and approval in accordance with the final plat requirements as stated within Article 7 of these regulations.
- c. The plat must be drawn to the size and format requirements as stated within Article 7 of these regulations.
- d. The plat shall be drafted so that good, clear, legible prints, copies, or negatives can be made.

705.03 CORRECTIVE PLAT REQUIREMENTS

The following are the minimum requirements for Corrective Plats.

- a. Subdivision name that reflects the change, (e.g re-subdivision of lots 25 through 29 and lots 43 and 44, Highland Estates).
- b. Purpose statement that tells the exact purpose of the plat and/or change (e.g Purpose of Plat: to abandon and show new property lines between lots 25 through 29, and to abandon the drainage easement and relocate it as shown on lots 43 and

44. See Hamilton County Register of Deed Book, _____ pg. ____ for previous recording and for other notes and restrictions).
- c. Vicinity Map.
 - d. Certification of Ownership, address(es) and signature(s) of all property owners involved.
 - e. Certification of Accuracy of Survey, seal, address and signature of plat surveyor.
 - f. Plat labeled as Corrective Plat.
 - g. The property lines of all adjoining property owners shall be shown with dashed lines. For adjoining subdivisions, show the full name of the subdivision, ROHC book and page numbers, and the lot numbers. For other adjoining property, show the owner(s) name(s); and the ROHC deed book and page number in which the property is recorded.
 - h. Dimensions, bearings, error of boundary closure, curve functions, source of and size water supply lines, utility easements, drainage easements, lot numbers, etc. if applicable.
 - i. Additional information (e.g. power, telephone, gas, water, environmental health services, etc.) maybe required and/or approved prior to the submittal of the “Mylar” and/or recording of the “Mylar”.
 - j. Deed book and page number of the property.
 - k. North Point, Date, and Graphic scale, both written and graphic.
 - l. Square footage and/or acreage of all lots.
 - m. Show the parcel number, including tax map sheet number and group identifier for all parcels.
 - n. Show a measured distance to a recognizable point, such as a street intersection, landmark, survey monument, global positioning system reference, etc.
 - o. Show any and all road intersections within one hundred (100) feet of the site.
 - p. Present Zoning of the parcels.
 - q. Contour lines or the limits of the one hundred (100) year flood and/or floodway boundary, and the one hundred (100) year flood elevation shall be shown if applicable.

- r. The FEMA Panel or FIRM Panel Number shall be listed.

705.04 REQUIRED CERTIFICATE BLOCKS

- a. Certificate of Ownership and Dedication

I (we) hereby adopt this as my (our) plan of subdivision and certify that the right-of-way are dedicated to the public use forever. I (we) also certify that there are no encumbrances on the property to be dedicated and that I am (we are) the owner(s) of said property shown in fee simple.

Date

Owner

- b. Certificate of Registered Surveyor

I hereby certify that I have surveyed the property shown hereon, that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey as 1 per _____ as shown hereon.

Date

Surveyor

- c. Certificate of Planning Commission of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Collegedale, Tennessee, with the exceptions of such variances, if any, as may be noted on this plat; and that all required improvements have been completed or covered by an approved bond large enough to complete the required improvements in case of default; and that this plat has been approved for recording in the Office of the Hamilton County Register.

Date

Planning Commission Secretary

- d. Corrective Plat Certificate

I hereby certify that the subdivision plat shown hereon is classified as a Corrective/Revised Final Plat, and has been reviewed by the Staff Planner, and

has been found to comply with the Subdivision Regulations of Collegedale, Tennessee.

Date

Building Inspector

FINAL PLAT

ARTICLE 8

Legal Provisions

ARTICLE 8

LEGAL PROVISIONS

801 INTERPRETATION, CONFLICT, AND SEPARABILITY

In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

These regulations are not intended to abrogate any easement, covenant or any other private agreement or restriction.

If any part of provision of these regulations or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of these regulations or the application therefor to other persons or circumstances. The Planning Commission hereby declares that it would have enacted the remainder of these regulations even without any such part, provision, or application.

802 SAVING PROVISION

These regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, by lawful action of any local government, except as shall be expressly provided for in these regulations.

803 ENFORCEMENT, VIOLATIONS, AND PENALTIES

No plat of a subdivision of land lying within the limits of Collegedale shall be filed for record, or recorded, until it shall have been approved by the Planning Commission, and such approval be endorsed in writing on the plat by the Secretary of the Commission.

The County Register shall not receive, file, nor record a plat of a subdivision without the approval of the Planning Commission, and the County Register so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.

Any plat of a subdivision recorded by the County Register without the approval of the Planning Commission shall be void.

No changes, erasures, modifications, or revisions shall be made on any plat of a subdivision after the plat has been endorsed by the Secretary of the Planning Commission or his duly appointed representative unless said plat is first resubmitted to the Planning Commission

Whoever, being the owner or agent of the owner of any land, transfers or sells, or agrees to sell such land by reference to or exhibition of or by other use of a plat of subdivision of such land without having submitted a plat of such subdivision to the municipal planning commission and

obtained its approval as required by this chapter and before such plat be recorded in the office of the appropriate county register, shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The municipality, through its building official may enjoin such transfer or sale or agreement by action for injunction.

804 AMENDMENTS

These regulations may be amended by the Collegedale Municipal Planning Commission at a regular or called meeting. Before the adoption of any amendment, a public hearing shall be held by the Planning Commission, with no less than a seven (7) days notice of the time and place of, which shall be given by one (1) publication in a newspaper of general circulation in Hamilton County.

805 VARIANCES

The Planning Commission may grant variances from these regulations in cases where the Planning Commission determines:

- (a) that unusual physical or other conditions exist which would cause practical difficulty or unnecessary hardship if these regulations are adhered to; and
- (b) that the granting of a variance will not be detrimental to the public interest; and
- (c) that the variance will not be in conflict with the intent and purpose of these regulations.

If a variance is granted; the justification for granting the variance shall be in writing in the minutes of the Planning Commission.

806 APPEAL

Any person, firm, or corporation who believes that he has been aggrieved by a decision of the Planning Commission in approving, denying, deferring, or granting a conditional approval of a plat may present their petition to the court of competent jurisdiction within Hamilton County, Tennessee.

ARTICLE 9

Enactment and Repeal

ARTICLE 9

ENACTMENT AND REPEAL

901 ENACTMENT, EFFECTIVE DATE

These regulations shall become effective from and after the date of its approval and adoption by the Collegedale Municipal Planning Commission.

Henceforth, any other subdivision regulations previously adopted by the Chattanooga-Hamilton County Regional Planning Commission for the City of Collegedale, shall be deemed to be repealed.

DATE OF PUBLIC HEARING: _____

ADOPTED: _____

**Chairman
Collegedale Municipal
Planning Commission**

**Secretary
Collegedale Municipal
Planning Commission**

Appendix

SUBDIVISION REGULATIONS

Collegedale, Tennessee

Prepared for the

Collegedale Municipal Planning Commission

Assisted by the

State of Tennessee

Department of Economic and Community Development

Local Planning Assistance Office

Chattanooga, Tennessee

July, 1996

(As Amended through October, 1996)

(As Amended through December, 1997)

(As Amended through June, 1999)

(As Amended through February, 2001)

(As Amended through September, 2002)

(As Amended through August, 2003)

(As Amended through March 8, 2004)

(As Amended through May 10, 2004)

(As Amended through July 14, 2008)

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APPENDIX

Residential Drive Apron

“Sheet” Sizes Required for Subdivision Plats

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